

# Growthland

4,800 Pig Spaces  
1.97 Acres M/L  
\$1,522,000 or \$317/Space

## Wean to Finish Mahaska County IA



Growthland is offering for sale a 4,800 pig space wean to finish swine facility in Mahaska County, Iowa. The site has two 2,400 pig space power natural ventilated barns configured in H-style with a common hallway, loadout, and shower-in office. Large driveway for easy access into the property.

### Highlights:

- Built in 2017
- Equipment in great condition with galvanized gating and stainless gate feet
- Bio-secure office with an attached common hallway and stationary dock height loadout
- Power natural ventilated with actuated inlets, AP Expert controller, wet/dry feeders with nipple bar waterers
- Flexible 30-60 pig or larger pen design with back swing gates
- Brooder heaters and wean to finish mats
- Rural water with cistern
- Five-plus years remaining on a wean to finish contract with a known integrator, subject to integrator approval. Call agent for details.
- Manure application costs are paid by the land owner based on manure agreements.

### Contact us:

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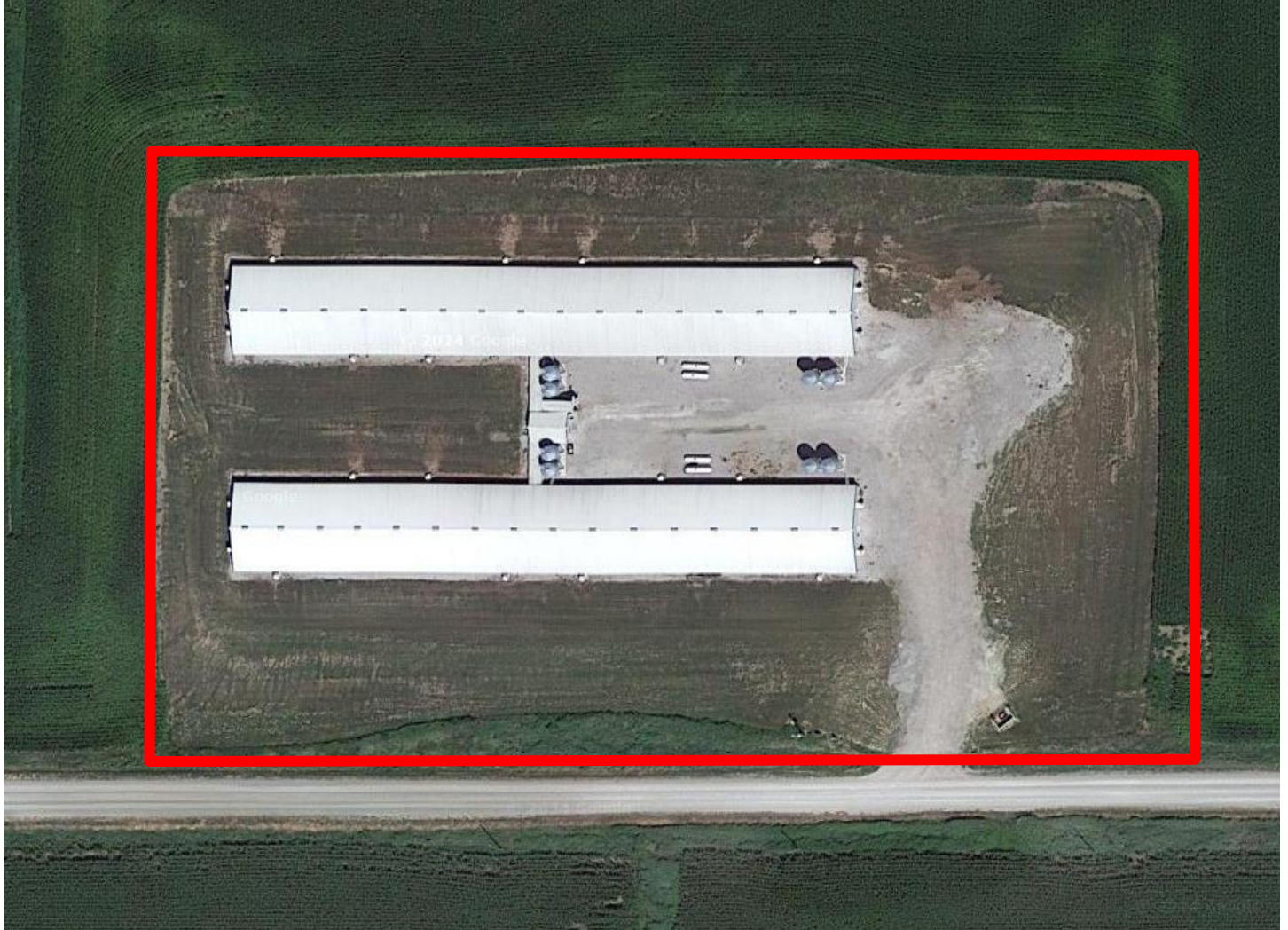
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**4,800 Head Wean to Finish Site**

**3337 233rd St. Rose Hill, IA**

**Mahaska County**

1.97 Acres



Two 51' x 376' Wean to Finish barns  
Well maintained power natural ventilated  
AP Expert Controller  
Rural Water

**Property Disclaimer:** Information provided herein was obtained from sources deemed reliable, but neither Growthland, its agents, nor its owners, make any guarantees or warranties regarding its accuracy. Prospective buyers are urged to inspect the property, its condition, and rely on their own conclusions. All illustrations, dimensions, and acreage figures are approximate or "more or less" and based on information currently available.

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Site Overview		
<b>Building Type:</b>	Wean To Finish H-Style	
<b>Year Built:</b>	2017	
<b>Size:</b>	51' X 377'	51' X 377'
<b>Number of Rooms:</b>	2	2
<b>Pig Spaces:</b>	2,400	2,400
<b>Interior Room Dimensions:</b>	50' x 376'	50' x 376'
<b>Pens per Room:</b>	36 Small- 18 Large	36 Small- 18 Large
<b>Office/WR:</b>	Center Office With Shower	
<b>Pit Depth:</b>	8'	8'
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	AP Expert PN-110 (2)	AP Expert PN-110 (2)
<b>Emergency System(s):</b>	Sentinel Alarm	Sentinel Alarm
<b>Ceiling:</b>	Painted Aluminum	Painted Aluminum
<b>Flooring:</b>	Concrete Slats	Concrete Slats
<b>Feed System:</b>	Flex Auger	Flex Auger
<b>Feeders:</b>	SS Wet Dry (18)	SS Wet Dry (18)
<b>Waterers:</b>	Nipple Bar (4)	Nipple Bar (4)
<b>Heat:</b>	Forced Air\ Brooder	Forced Air\ Brooder
<b>Load Out:</b>	Shared Hallway-Center Loadout/Attached Chute	
<b>Estimated Taxes:</b>	\$5,300.00	
<b>Price:</b>	\$1,522,000	
<b>Price/Space:</b>	\$317.00	

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## Photos



**Site Overview**



**Exterior in Very Good Condition**



**Drive and Bins**



**Office and Load Out**



**Gable End Steel and Fans**



**Curtains and Eaves**

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## Photos



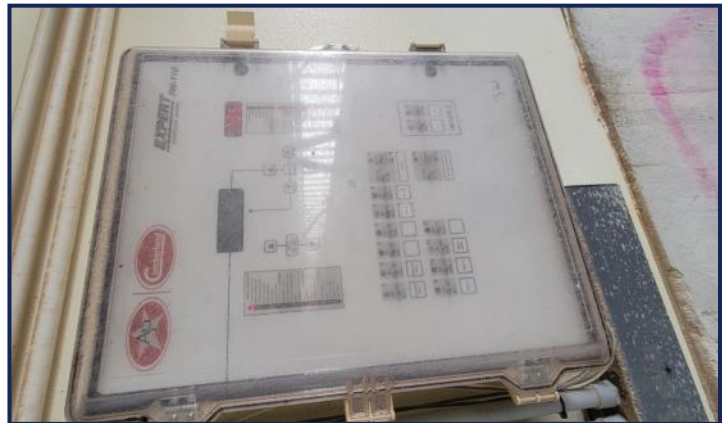
**Common Hall**



**Interior In Very Good Condition**



**Pen Configuration, Feeders and Nipple Bar**



**AP Expert Controllers**



**Led Lighting Throughout**



**Actuated Inlets- Aluminum Ceiling**

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## Photos



**Galvanized Gating with SS Feet, Nipple Bars**



**Wean Mats and Racks**



**Medicator Setup in Office**



**Feed Auger System**



**Brooder Heaters and Power Washing Line**



**LP Tanks, Two Per Barn**